



Resource Guide
Post Office Box 250
Richmond Hill, Georgia 31324
www.richmondhill-ga.gov
(912) 756-3345

Leadership:

Mayor E. Harold Fowler
(912) 756-2591
fax (912) 756-3368
hfowler@richmondhill-ga.gov

Mike Melton
City Manager
(912) 756-3345
mmelton@richmondhill-ga.gov

Ursula Lee
City Clerk
(912) 756-2749
ulee@richmondhill-ga.gov

Richmond Hill City Council

Jimmy Hires jhires@richmondhill-ga.gov
Van Hunter vhunter@richmondhill-ga.gov

mhodes@richmondhill-ga.gov Marilyn Hodges
rcarpenter@richmondhill-ga.gov Russ Carpenter

Business License Contact and Procedures:

Grace Smith
Tax Clerk
(912) 756-2846
gsmith@richmondhill-ga.gov

1. Prior to opening a new business in Richmond Hill a business license must be obtained from the Tax Clerk at City Hall or online at the city's website www.richmondhill-ga.gov.
2. Businesses requiring a license or state certification **must** submit a copy to the Tax Clerk at the time application for the business license is made. A physical address **must** be listed on the application. No post office box address will be accepted as the physical address.
3. The proposed business license will be routed through the Planning and Zoning Department, Fire Department and Water Department for review. A change of occupancy or a certificate of occupancy may be necessary if the business location was previously occupied by another type of business or is located in new construction. The business will be notified in five to seven business days of approval/disapproval.
4. Businesses will pick-up and pay (based off the estimated gross sales or the based on the number of employees for the upcoming year) for the approved license(s) at City Hall.
5. Business licenses are valid from January 1 to December 31. Businesses are responsible for renewing their business license annually. Penalty late charges will accrue beginning April 1.

Planning and Inspections Contacts:

Steve Scholar
Director, Planning and Zoning
(912) 756-3851
sscholar@richmondhill-ga.gov

Jan L. Bass
Economic Planner
(912) 756-6459
jbass@richmondhill-ga.gov

Chaley Davis
Code Enforcement Officer
(912) 756-3592
cdavis@richmondhill-ga.gov

Randy Dykes
Inspections Supervisor
(912) 756-7273
rdykes@richmondhill-ga.gov

Charles "Bubba" Bunting
City Inspector
(912) 756-4521
cbunting@richmondhill-ga.gov

Zoning Contacts and Procedures:

Nancy L. Frye
Zoning Administrator
(912) 756-3735
nfrye@richmondhill-ga.gov

Amanda Styer
Zoning Clerk
(912) 756-3641
astyer@richmondhill-ga.gov

1. To find out the zoning of a parcel of land contact the Zoning Administrator @ (912) 756-3345. It may be necessary to have the map and parcel number to determine the zoning as well as the physical address.
2. In order to change the zoning of a parcel there are a number of steps. The process may take roughly 4-6 weeks. Forms can be obtained at the Planning and Zoning Office or online at the city's website www.richmondhill-ga.gov. Fees must be paid at the Planning and Zoning Department located on 85 Richard R. Davis Drive, Richmond Hill. Fees are based on the number of acres needing to be rezoned.
3. A public hearing is necessary therefore a date will be selected on the Planning Commission's agenda for the possible rezoning of the parcel. Notifications will sent to surrounding property (300-foot radius) owners and an ad publicizing the public hearing will run for two weeks in the local newspaper.
4. The Planning Commission will recommend approval or disapproval of the rezoning. All recommendations will go before the City Council for final approval at its next regularly scheduled meeting.

Sign Information:

New	50 cents per sq. ft. min. of \$35.00
Renewal Fee (Annual)	\$5.00 per each sign
Temporary (60 days per year)	\$25.00 per each permit

Planning and Zoning Fees:

<u>Type</u>	<u>Charges</u>
LDA PERMIT (Soil & Erosion) (1 Acre & Larger)	Base Rate \$50.00 Plus \$3 Per Acre
NPDES FEE (Submitted With LDA)	\$40 Per Acre
SKETCH PLAN REVIEW	\$100
MASTER PLAN REVIEW	\$100.00 Plus \$10 Per Acre
RESIDENTIAL PLAN REVIEW	\$200 Plus \$10 Per Lot
COMMERCIAL PLAN REVIEW	\$500 Plus \$75.00 Per Acre
MINOR SUBDIVISION (1- 2 Lots)	\$150
PRELIMINARY PLAT MAJOR SUBDIVISION	\$150 Plus \$10 Per Lot
FINAL SUBDIVISION PLAT	\$150 Plus \$10 Per Lot
INFRASTRUCTURE INSPECTION	Residential \$250 Plus \$10 Per Lot Commercial \$500 Plus \$100 Per Acre
VARIANCES	\$150
CONDITIONAL USE PERMIT	\$150
TEXT AMENDMENT	\$200
MAP AMENDMENT (RE-ZONING)	\$150 Plus \$25 Per Acre

BUILDING PERMIT FEE (New)	
-Residential	Square Footage X \$45 X .0065
-Commercial	Square Footage X \$68 X .0065
MOBILE HOME/OFFICE PERMIT	(Width X Length) X .15 (Minimum \$35)
ACCESSORY BUILDING PERMIT	\$35 (All Sizes)
SWIMMING POOL INSPECTION	\$35 Per Inspection
NO NOTICE INSPECTION FEE	\$75
PENALTY FOR MOVING IN W/O A CO	\$250
RE-FILING FEE	\$100
EXISTING BUILDING INSPECTION FEES	\$35 (Change Of Occupancy)
RE-INSPECTION FEES	1 st - \$35 2 nd - \$50 3 rd - \$75
ELECTRICAL INSPECTION FEE (See Revenue Ordinance For Temp. Install)	\$35
MECHANICAL INSPECTION FEE	\$35
PLUMBING INSPECTION FEE	\$35
HEATING & GAS FITTING FEE	\$35
DEMOLITION & MOVING OF STRUCTURES	\$35
REPLACEMENT & INSTALLATION OF LOST OR BROKEN CURB STOPS	\$66 - \$36 Parts; \$30 Labor
RIGHT OF WAY PERMIT	\$75
CELL TOWER PERMIT	Cost X .008

Utilities:

Water/Garbage
Contact: Tamala Montgomery in City Hall
(912) 756-6489

Gas
Atlanta Gas Light Company
1 800 427 5463

Electricity
Savannah Electric
(800) 437-3890

Telephone
Coastal Communications
(912) 408-2245

Cable
Comcast Communications
(912) 354-7531

Electricity
Coastal Electric Cooperative
(912) 884-3311

Helpful Information:

Chamber of Commerce
2591 Hwy 17, Suite 100
Richmond Hill, GA 31324
www.rhbcchamber.org

Convention and Visitors Bureau
11460 Highway 144
Post Office Box 1067
Richmond Hill, GA 31324
www.richmondhillvisit.com

Women's Business Alliance
Post Office Box 1946
Richmond Hill, GA 31324
www.wbarichmondhill.com

Kittie Franklin
Executive Director
(912) 756-3444
kfranklin@coastalnow.net
dfoley@coastalnow.net

Chris Sheppard
CVB Director
(912) 756-2676
(912) 660-4113
administrator@richmondhillvisit.com

April Groves
WBA President
(912) 756-7113/3444
info@wbarichmondhill.com

Parks and Recreation:

Harvey Lashley
City Parks and Recreation Director
Cedar Street
(912) 756-2317

J. F. Gregory Park

335-acre multi-use recreational area

Applications for the rental of park facilities can be picked up at city hall or online at www.richmonhill-ga.gov

Home to the Veterans Monument and Great Ogeechee Seafood Festival

A great deal of history surrounds the park located on Cedar Street. In the nineteenth-century, the park encompassed one of many prosperous rice plantations, which fed confederates in our community. Union forces marched along the southern bank in December 1864 to attack and capture Fort McAllister. Eventually this land was purchased by Henry Ford in 1925. The park was named after Henry Ford's plantation foreman, who resided and cultivated the land. In 1998, the land was cleared and restoration of the historic trails and land began. The park features...

Wetland Education Center
Georgia Colonial Coast Birding Trail
2 Restored Henry Ford Era homes

Covered Pavilion
3-Mile Nature Trail
10-Acre Lake

Fishing
Hiking

Veterans Monument
Bird Tower
Coastal GA Greenway

Conference Center

The proposed 26,000 square foot facility will be housed in JF Gregory Park, located behind the municipal complex. The city conference center would have full catering capacity and modern video conferencing capabilities.

Piercefield Park

4-acre community recreational area

Located on Sandpiper Road in the Piercefield subdivision, this community park features a variety of playground equipment and a basketball court for all to enjoy.

Blueberry Park

.5-acre community commons

Blueberry Park is located just off of Hwy 144 West, near Oleander Road in the Blueberry Subdivision. Historic Henry Ford Era homes surround this peaceful acreage.

Richmond Heights Park

1-acre community commons

Located in the Richmond Heights subdivision, this passive park is for all to enjoy.

Ozzy Skate Park

.25-acre skateboard and rollerblade

Located within the Richmond Hill Recreation Park (38-acres multipurpose sports facility) located off Ball Park Road. The skate park is the first of its kind in Bryan County. Ozzy Park is intended to provide a recreational outlet to the youth in the community by giving skateboard enthusiasts a safe place to perfect their skills rather than on local streets.

Boles Community Park

Newest acquisition: 7-acre tract. Construction is ongoing at this time.

Fort McAllister

Fort McAllister, located in south Bryan County has been referred to as a jewel in Georgia's park system. The park attracts more than 12,000 visitors a month. Fort McAllister offers a variety of outdoor activities as well as a museum that showcases exhibits and artifacts from the prehistoric, colonial, and Civil War periods.

School Contacts:

John Oliver, Superintendent
 Board of Education
 66 South Industrial Blvd
 Pembroke, Georgia 31321
 Tel: (912) 626-5000 Fax: (912) 653-4386
www.bryan.k12.ga.us

Richmond Hill Primary School www.bryan.k12.ga.us/rhps (912) 459-5080	George Washington Carver Elementary School www.bryan.k12.ga.us/gwces (912) 459-5111
Richmond Hill Elementary School www.bryan.k12.ga.us/rhes (912) 459-5100	Richmond Hill Middle School www.bryan.k12.ga.us/rhms (912) 459-5130
Richmond Hill High School www.bryan.k12.ga.us/rhhs (912) 459-5151	Community Education and After School Program (ASP) Martha Hall, Program Director (912) 453-5116

Attendance:

<u>Richmond Hill Schools</u>	<u>2004-2005 Attendance</u>	<u>2005-2006 Attendance</u>	<u>2006-2007 Attendance</u>	<u>2007-2008 Attendance</u>	<u>2008-2009 Attendance</u>	<u>2009-2010 Attendance</u>
RH Primary School Expansion completed 2008	665	750	700	720	787	786
RH Elementary School New building completed 2009	665	750	700	772	825	852
George Washington Carver Upper Elementary School Expansion completed 2007	620	750	700	725	770	826
RH Middle School Facility under construction to be completed 2011	985	1000	1050	1098	1167	1213
RH High School	<u>1,260</u>	<u>1300</u>	<u>1300</u>	<u>1300</u>	<u>1455</u>	<u>1538</u>
Total	4,195	4,550	4,450	4,707	5,044	5,215



12% of the students that attend Bryan County Schools are from military families stationed at Fort Stewart Military Installation and Hunter Army Airfield



24% of the students that attend *Richmond Hill Elementary School*, which serves grades 2nd and 3rd are dependants of military personnel.



27% of the students that attend *George Washington Carver Elementary School*, which serves grades 4th and 5th are dependants of military personnel



80.1% graduation rate for Bryan County students.

Annual Events:

February: Georgia Arbor Day/ Tree planting	July: Ol' Time Family Festival with fireworks
March: Clydesdales in the JF Gregory Park	October: Great Ogeechee Seafood Festival
April: Large Item Trash Pick-up	November: Veterans Day Observance
April: Georgia Cities Week	December: Chili Cook-off
April: Business Expo	December: Christmas Parade
April: Relay for Life	December: Station Exchange Christmas Xtravaganza
May: Memorial Day Observance	December: Christmas on the Ogeechee (boat parade)

Check out the local events calendar at the city's website under the [City Calendar and Events tab](#)

Crime Prevention:

Billy D. Reynolds
Chief of Police
(912) 756-5645
www.rhpd.org

Richmond Hill has a state certified police department that consists of 29 full-time officers and one full-time code enforcement officer.

Fire Protection:

Vernon Rushing
Fire Chief
(912) 756-3474
VRushing@richmondhill-ga.gov

RHFD has eight full-time firefighters and 18 volunteer firefighters. They are equipped with four fire engines, a 100-foot aerial ladder, and a state-certified rescue unit. The RHFD has a class 4 rating.

<u>Statistics</u>	<u>2009</u>
Warnings	7380
Citations issued	4566
Ordinance violations	294
Arrests	932
Accidents	488
Fatalities	0
Injuries	117

<u>Year</u>	<u>Emergency Call Response</u>	<u>Year</u>	<u>Emergency Call Response</u>
2009	1032	2006	407
2008	782	2005	357
2007	644	2004	343

Emergency Contacts:

Police	(912) 756-2626	Fire	(912) 756-2626
Ambulance	(912) 756-2181	Sheriff	(912) 756-2282
South Bryan County Fire	(912) 756 -2181	GA State Patrol	(912) 651-3000

Public Works Department:

CH2M Hill OMI
Rick Lauver, Interim-Project Manager
115 Bass Drive
Richmond Hill, Georgia 31324
(912) 756-3803

* CH2M Hill OMI is one of the nation's leading private operators of wastewater systems. The employee-owned company enables Richmond Hill to access more than 7,500 technical experts

- **Rates**

Water Base Rate: \$4.50 Additional \$1.30 per 1,000 gallons
Resident Garbage: \$6.75 per can
Commercial Garbage: \$10.75 per can

- **Water Bills**

<u>Month</u>	<u>Printed</u>	<u>Month</u>	<u>Printed</u>
December 2009	4371	April 2006	3906
October 2008	4757	May 2005	3702
January 2008	4933	January 2005	3651
May 2007	4480	January 2004	3441

- **Wastewater Treatment Center:** 500-acre facility with the capacity to treat 1.5 million gallons per day

U.S. Census Data:

Population estimate, July 2008	10,571
Project population, (2013) CEMC data	12,357
Bryan County population, 2008	31,173
Average Homeowners, 2000	61 %
Population 18 yrs. or less, 2000	34 %
Population Age 25 - 44 yrs., 2000	36 %
Population over 65 yrs., 2000	11 %
Median age, 2000	29.3
Households w/ children under 18 yrs., 2000	51 %
Race (white), 2000	81.3 %
Race (African American), 2000	13.7 %
Bryan County has the lowest milage rate in Savannah MSA	21.287 mils
S. Bryan County median household income, 2008	\$60,830.00
Bryan County growth rate in the state is 6 th fastest, 2009	33.1%
Bryan County average weekly wage	\$475
Workforce Distribution, 2000:	
Sales and Office Occupations	31.7 %
Management, Professional, and Related Occupations	29.7 %
Educational, Health and Social Services	18.1 %

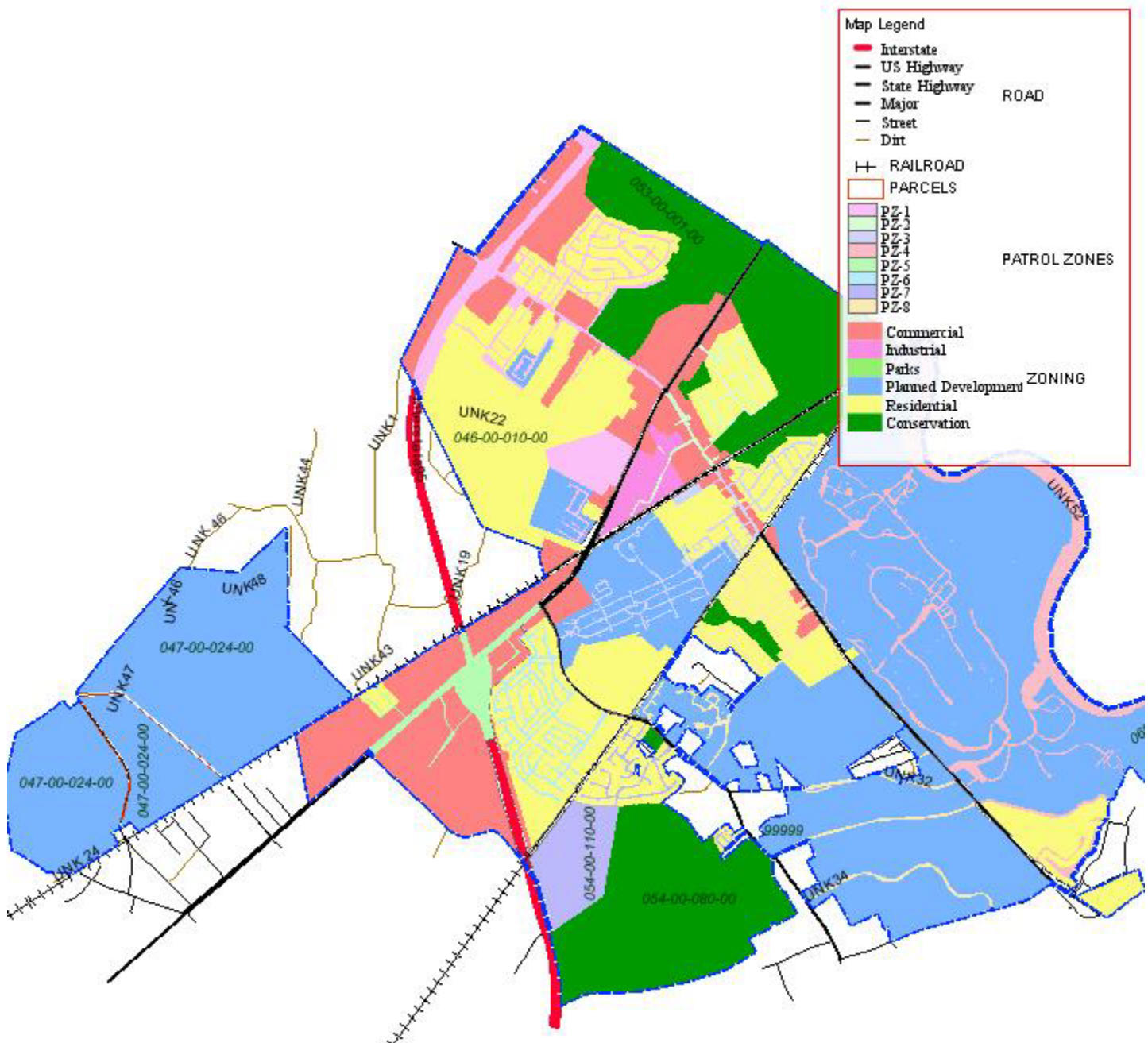
Building Permits:

Year	Total Issued	Single Family	Multifamily	Commercial
2009	259	132	1	23
2008	269	117	27	38
2007	289	143	0	41
2006	409	136	205	42
2005	335	204	30	25
2004	285	168	8	26
2003	331	231	5	14
2002	305	218	2	20
2001	180	140	0	9
2000	153	103	0	6
1999	56	38	0	8

Major Residential Developments:

Richmond Place	391	Mulberry	210
Main Street	474	Rushing Street Station	88
Turtle Hill Plantation	180	Ford Plantation	400
Brisbon Hall	120	Lynwood Townhomes	24
Sterling Creek	291	White Oak Village	243
Piercefield Forest	569	Richmond Hill Plantation	700
Richmond Heights	150	Sterling Woods	30
Melrose	110	Richmond Hill Village	150
Ashton Apartments	215	Plantation Apartments	260
Teal Lake	87	Live Oak (townhomes)	133
Cypress Pointe (townhomes)	80	Live Oak (single-family)	174
Summer Hill	137	River Oaks (condos)	146
Total units			5,147

Richmond Hill Zoning (2009)



Residential Zoning

R1	Estate, Single-Family, Residential
R2	Single-Family Residential
R3	Multi-family Residential, Apartments, Townhouses, Condominiums, Duplexes
RMHD	Residential Mobile/Manufactured Home District
RPD	Conditional Use, Single-Family Patio Homes

Commercial Zoning

C1	Neighborhood Commercial
C2	Downtown Commercial
C3	General Commercial
C4	Interchange Commercial
PD2	Mixed-use Development

Industrial Zoning

I1	Light Industrial
I2	General Industrial
PD	Planned Development

Other Zoning

CP	Conservation Preservation
FH	Flood Hazard
AG	Agricultural

City Limits of Richmond Hill (2009)



Traffic Counts:

Department of Transportation (2008)
City of Richmond Hill Average Daily Totals: Vehicles per day

Location	2001	2003	2006	2007	2008
I95 exit ramp #87 NB on Hwy 17 to Ford Ave	16,554	18,430	19,790	60,040	57,230
Hwy 17 @ Mulberry Drive	16,029	17,530	17,790	18,400	21,750
Hwy 144 @ Cherokee Street	12,418	16,540	19,990	19,280	18,690
I95 exit ramp #90 EB on Ford Ave	66,079	73, 890	72,990	71,970	69,780

South Bryan County Average Daily Totals: Vehicles per day

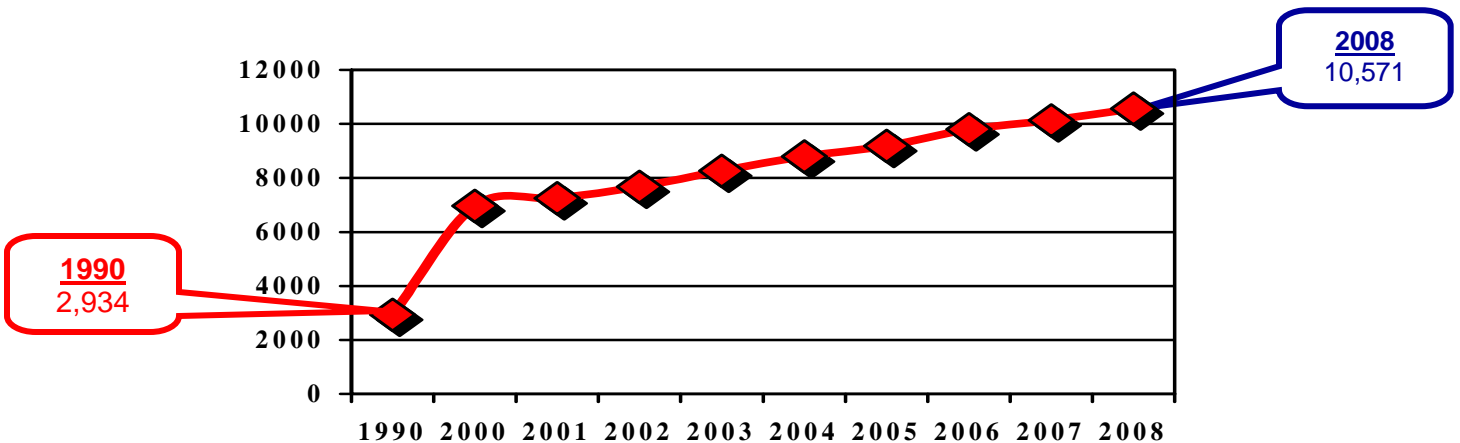
Location	2003	2006	2007	2008
Hwy 17 southbound off I95 @ Daniel Siding Rd	22,110	24,250	23,080	22,970
Belfast Siding Rd @ Hwy 17 northbound	47,470	48,020	47,730	42,970

Growth Projections to 2010:

Commercial Developments		Estimated Permits:				
		2008	2009	2010	2011	2012
Description:						
Parkers Market	6 Bldgs	2	2	Build Out		
Jackson Court	12 Units		1	Build Out		
Interchange Business Park	13 Parcels	6	7	Build Out		
Turtle Hill Commercial	11 Units	4			Build Out	
Station Exchange	8 Bldgs	4			Build Out	
New Holiday Inn	1 Bldg	1			Build Out	
Walgreen	1 Bldg	1	Build Out			
Alf Hartley	1 Bldg	Build Out				
Ford Park of Commerce	19 Units	3	1	Build Out		
Richmond Station	6 Bldgs	2	Build Out			
Publix	4 Bldgs	2	Build Out			
17 South	15 Units	13	Build Out			
Camellia Street	N/A	unk				
Fairfield Inn & Sleep Inn	2 Bldgs	unk				

Residential Developments	Units	Required Permits:				
		2008	2009	2010	2011	2012+
Description:						Build Out
Richmond Hill Plantation	800					Build Out
Live Oak	307	Build Out				Build Out
White Oak	90	40				Build Out
White Oak (Phase II)	125	40	45			Build Out
River Oaks	140				Build Out	
Colonial Marsh	240					Build Out
Cypress Point	80	Build Out				
Summer Hill	160				Build Out	
Main Street		Build Out				
Richmond Place		Build Out				
Ford Plantation					Build Out	
Turtle/ Brisbon					Build Out	
Richmond Reserve	1940			50	100	100
Buckeye Plantation	203			Build Out		
The Village at Main Street	108					Build Out
Total		463	270	230		

Population Growth:



Ongoing Developments in south Bryan County:

Planned Unit Development (PUD)	Total Acres	Commercial Acres	Total Units
Water Ways Township	2,230	145	2,800
Buckhead	598	39	500
Tranquilla Hall, phase 1 and 2	111		131
Tranquilla Hall, phase 3	49		60
Brigham Lakes	114		58
Saddlebrook	19.5		23
Palm Bay	23.74		23
Laurel Grove	41.88		48
Demeries Lake	40		17
Demeries Lake, phase 3	59		36
Dunham Marsh	450+		300 lots <i>1.5 houses per acre and 35% of the property will be reserved for open space</i>
Cottages at Waterford Landings	10		51
Wellington Oaks			41
The Sanctuary	23.87		31
Belfast Lake			180
Joint Heirs			64
The Bluffs	265		145 lots (1.8 houses per acre)
Oak Level Road			33
Eugene O'Neil			30
Highway 144 and Spur 1444	226	68	<i>Total project consists of 393 acres</i>
Buckhead Lakes-Belfast Keller	34		66
Terra Point, LLC <i>Belfast Siding and I95</i>	3,339		
LA Law	38.16		12
Sandy Springs (North Buckhead)	47		59
Sandy Springs Cottages	6.11		10
East Chastain (Phase II)			97
Hampton (Phase III, IV, and V)	41+		67
Kingston			44

Major Residential Developments in south Bryan County:

Red Bird Creek	The Cove	Cranston Bluff	Tivoli Marsh	Heron Point
Strathy Hall	Kinsale	Kinsale Bluff	Magnolia Marsh	Buckland Hall
Waterford Landing	Hope Creek	Bailey Plantation	Oak Point	Marsh Harbor
Mill Hill	Jerico			

Bryan County Contacts:

Bryan County Administrator

W. Phillip Jones
Post Office Box 430
Pembroke, GA 31321
pjones@bryan-county.org
(912) 653-3819

Bryan County Planning and Zoning

Christy Kinzie
185 Richard Davis Drive
Richmond Hill, GA 31324
christystringer@bryan-county.org
(912) 756-7964/653-3893

Development Authority of Bryan County

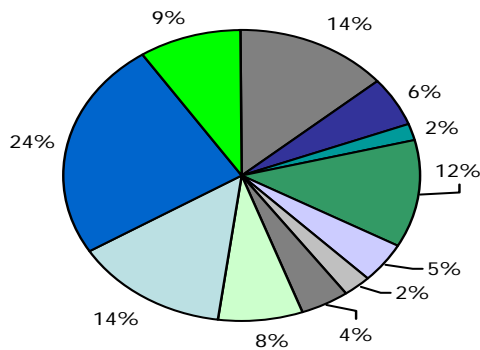
Josh Fenn
Post Office Box 267
Pembroke, Georgia 31321
jifenn@bryan-county.org
(912) 653-4967

Development Authority of Bryan County Data:

Bryan County Development Authority are actively engages in 2 industrial park sites

- Interstate Centre
 - Located at I-16, Hwy 280, and Hwy 80
 - 1500 acres
 - Tier 1 “Military Zone” incentive
 - Foreign Trade Zone #104 “magnet site”
- Belfast Business Center
 - Located along I-95 corridor
 - 900 acres
 - Terra Point-Rayonier Partnership
 - Anticipate 2,600 new jobs in 11 years
 - Rail site equipped

Industry:

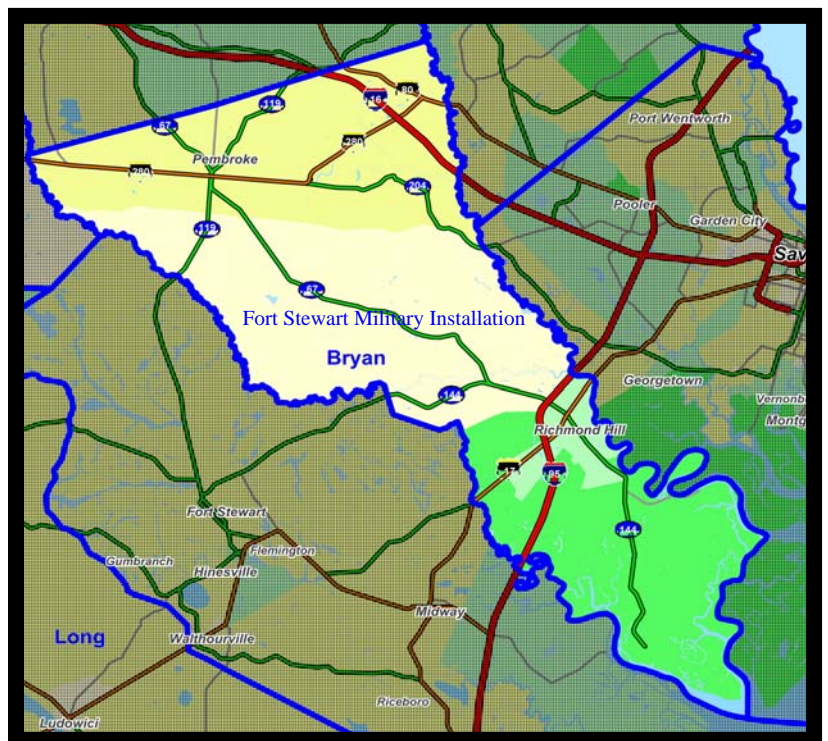
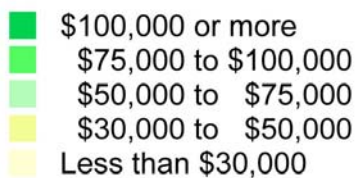


Construction	874
Manufacturing	364
Wholesale Trade	101
Retail Trade	761
Professional and Technical	288
Finance and Insurance	155
Administrative and Waste	283
Healthcare and Social Assistance	479
Accommodation and Food Service	894
Government	1555
Other	597

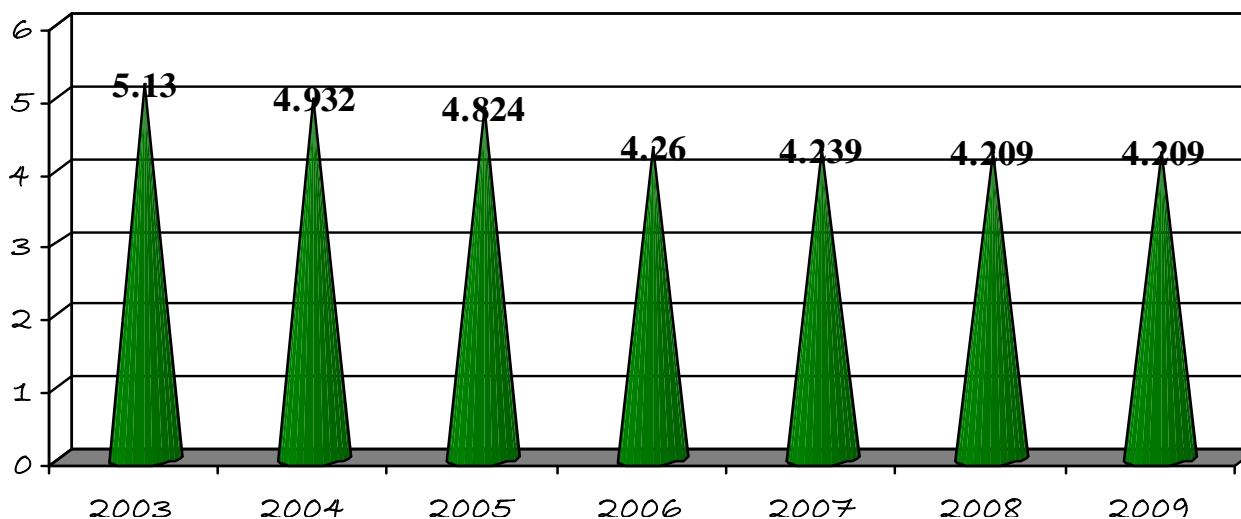
Local Income:

Median HH Income

By Block Groups



City Milage Rate:



Richmond Hill City Center:
520 Cedar Street
Richmond Hill, Georgia 31324
(912) 445-0043
Located in the back of J.F Gregory Park



City Center Features

- 3,730 square foot Ballroom with wall of French Doors
- Large Screened in Verandah
- Two Conference Rooms with Drop Down Screens
- Large Open Space Multi Purpose Room
- Executive Board Room
- Full Service Business & Technology Center
- Concierge, Reception & Event Coordinator
- Complimentary Parking
- Adjoining Wetlands Education Center
- LEED Certified Hospitality Venue
- Complete Food & Beverage Program with Four Star Service
- 80-Seat Dining Room
- Patio Area for Receptions & Themed Events

Jeannie Greene, General Manager
Managed by [The Wilderman Group](#)
Email at rhcc@thewildermangroup.com
Reservations info@thewildermangroup.com